

Prepared by: Shapiro & Massey, L.L.P. J. Gary Massey, MSB No. 1920 1910 Lakeland Drive, Suite B Jackson, MS 39216 (601)981-9299 S&M No. 10-000017	Return to: Shapiro & Massey, L.L.P. 1910 Lakeland Drive, Suite B Jackson, MS 39216 (601)981-9299 Loan No. XXXXXX4657
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Index: Lot 10, Woodland Estates, Sec. 18, T-2-S, R-7-W, DeSoto Co/MS

SUBSTITUTION OF TRUSTEE

WHEREAS, on April 16, 2008, Terry J. Pinegar and Tara N. Pinegar, Husband and Wife, executed a certain deed of trust to Emmett James House or Bill R. McLaughlin, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. which deed of trust is of record in the office of the Chancery Clerk of DeSoto County, State of Mississippi in Book 2888 at Page 181, and recorded in the aforesaid Chancery Clerk's Office and being secured by real property being more particularly described as follows:

(See Exhibit A)

WHEREAS, the undersigned is the present holder and beneficiary of the deed of trust referenced above; and

WHEREAS, Regions Bank d/b/a Regions Mortgage pursuant to the provisions of the aforesaid Deed of Trust and for reasons satisfactory to itself, has elected to substitute J. Gary Massey as Trustee in and for the above described deed of trust and the indebtedness secured thereby; and

NOW THEREFORE, Regions Bank d/b/a Regions Mortgage, the present owner and holder of the above described deed of trust, acting by and through its duly authorized officers, does hereby substitute J. Gary Massey as Trustee in the place and stead of the current trustee and does hereby confer upon the said J. Gary Massey full and complete power to execute said trust as Trustee as provided by the terms of the aforesaid deed of trust.

3141 Woodland Trace West, Southaven, MS

Should the undersigned become the last and highest bidder at the foreclosure sale, the Trustee is hereby authorized to transfer and assign said bid and to convey title to said foreclosed property to the Secretary of Housing and Urban Development or the Secretary of Veterans Affairs, or whomsoever the undersigned shall authorize. The statement in the Substitute Trustee's deed that the undersigned has requested transfer of its bid to grantee(s) in the Substitute Trustee's Deed shall be binding on the undersigned and conclusive evidence in favor of the assignee or other parties thereby, and that the Substitute Trustee is duly authorized and empowered to execute same.

WITNESS THE EXECUTION HEREOF by the aforesaid corporation acting by and through its duly authorized officers, this the 15 day of April, 2010.

Regions Bank d/b/a Regions Mortgage

Paula Niter
By: **Paula Niter**
Its: **BANKING OFFICER**

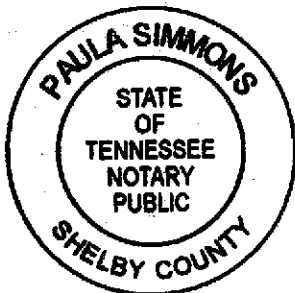
STATE OF **TENNESSEE**
COUNTY OF **SHELBY**

Personally appeared before me, the undersigned authority for the jurisdiction aforesaid, on this the 15 day of April, 2010, the within named **Paula Niter** who acknowledged that (s)he is **BANKING OFFICER** of Regions Bank d/b/a Regions Mortgage, and that for and on behalf of the said corporation, and as its act and deed, (s)he executed the above and foregoing instrument, after having been first duly authorized so to do.

(SEAL)

Paula Simmons
Notary Public

My commission expires: **MY COMMISSION EXPIRES FEBRUARY 23, 2011**



3141 Woodland Trace West, Southaven, MS

Exhibit "A"

LOT 10, WOODLAND ESTATES, situated in Section 18, Township 2 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 56, Page 37, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

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